

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 14, 1969

Appeal No. 10046 Trustees of Mount Airy Baptist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with William S. Harps absent, the following Order of the Board was entered at the meeting of May 20, 1969.

EFFECTIVE DATE OF ORDER - Nov. 20, 1969

ORDERED:

That the appeal for variance from the lot occupancy and open court requirements of the C-2-A District and R-4 District to permit community service center building at No. 17 L Street, NW., lots 887 and 888, Square 620, be granted.

FINDINGS OF FACT:

1. The subject property is partially located in a C-2-A District and partially in an R-4 District.

2. The property is improved with a church building constructed approximately fifty (50) years ago.

3. Appellant proposes to construct a church related facility on approximately 15,000 square feet of additional land acquired from the Redevelopment Land Agency. Such facility is to include a chapel, meeting room, and social service facilities.

4. Prior to conveyance of the land, a 10 foot public alley located directly to the east and to the north of the church was closed. Half of the alley was devoted to the church and half to the Redevelopment Land Agency. The land abutting the church is R-4 as is the original church property. New property acquired by the church is C-2-A.

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5. In order to provide a connection between the existing church and the proposed addition, it is necessary to build on a portion of the former alley zoned R-4. The church covers more lot area than is presently permitted by the Zoning Regulations. Coverage is limited to sixty (60) percent in the R-4 District.

6. The proposed addition will also create a court measuring less than 10 feet in width.

7. The 15 foot setback requirements along the North Capitol Street frontage of the property extends the addition 2 feet in the rear into the R-4 zoned property. The bulk of the addition will be located in the C-2-A District.

8. No objection to the granting of this appeal was registered at the public hearing.


OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board